

## \$599,900 - 1764 49a Street, Edmonton

MLS® #E4454151

**\$599,900**

6 Bedroom, 3.50 Bathroom, 2,597 sqft  
Single Family on 0.00 Acres

Pollard Meadows, Edmonton, AB

Welcome home! With 4 bedrooms and 2 baths upstairs, there's room for everyone to have their own space. The primary suite is a true retreat—big enough for a king bed—with 2 closets (including a walk-in) plus a relaxing ensuite with a soaker tub and stand-up shower. A bonus room designed for active kids or cozy game nights finish off the upper floor. On the main level, you'll find a bright living room overlooking the street, a dining room made for gatherings, and a stylish kitchen with white cabinets, stainless appliances, and butcher block counters. The dinette leads out to a sunny west-facing deck—perfect for BBQs. The yard is large enough for family sports. A family room with a fireplace and main floor laundry make life easy. Downstairs, a 2-bedroom nanny suite adds even more flexibility. It has a full kitchen, living space, full bath and laundry. With schools and shopping nearby, this home is set up for family fun and everyday convenience. Great access to the Henday.

Built in 1989

### Essential Information

MLS® #	E4454151
Price	\$599,900
Bedrooms	6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,597
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1764 49a Street
Area	Edmonton
Subdivision	Pollard Meadows
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3K6

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Low Maintenance Landscape, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 20th, 2025
Days on Market	65
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 24th, 2025 at 8:02am MDT